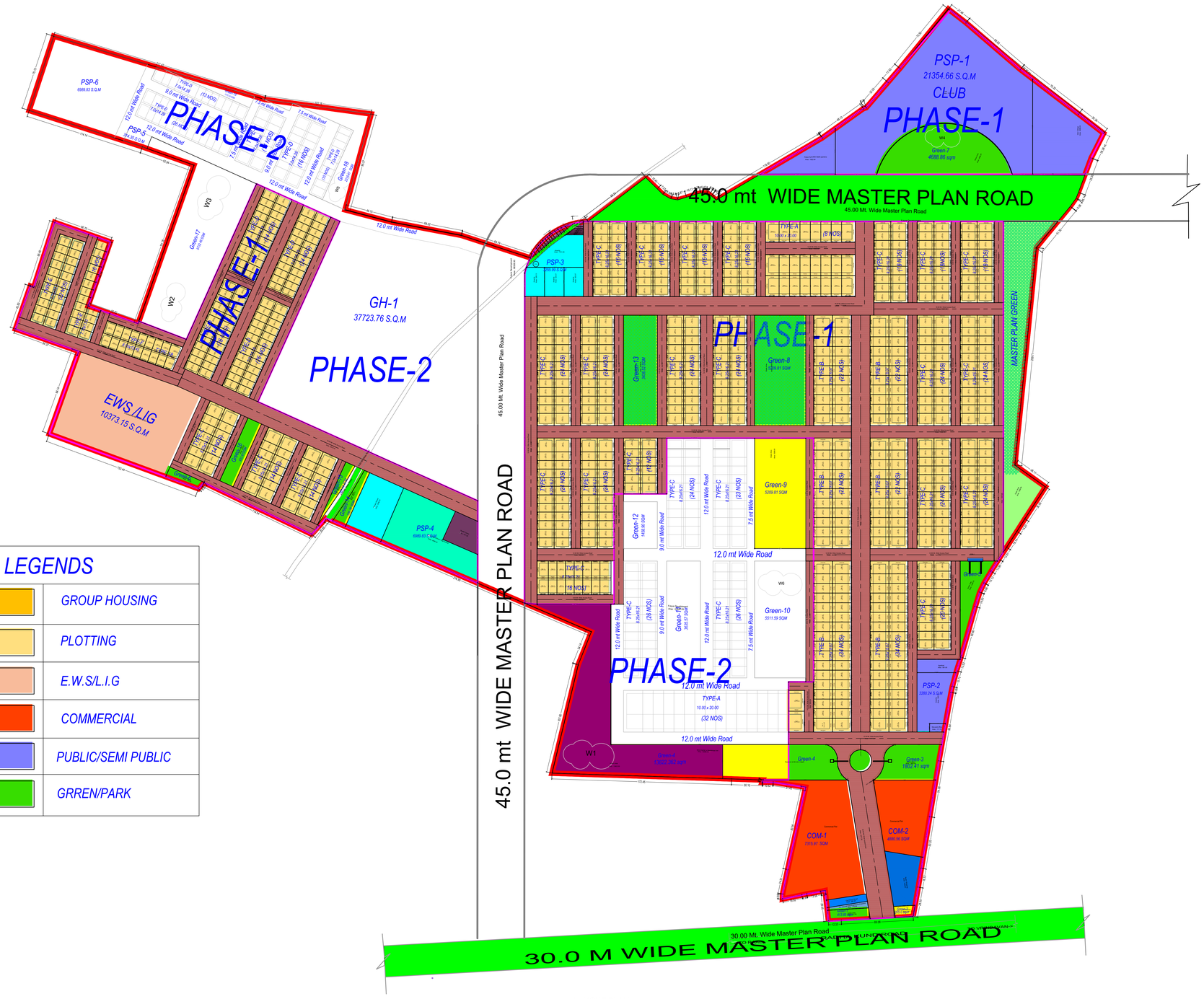
Project Title Project Title :PROPOSED NEW TOWNSHIP OF OMAXE LIMITED, OMAXE ETERNITY - 2, ON KHASRA NO-196, 198 VILL-MAGHERA AND KHASRA NO-361, 362, .., AND OTHERS, VILL - RAL (VRINDAVAN TO RADHA KUND MARG), TEHSIL - MATHURA, DISTRICT - MATHURA

File No	MVDA/IT-LD/24-25/1518	Sheet	1 / 6
Submission Date	2025-03-26	Scale	1:100

PHASE-1



LAYOUT PLAN
(Scale - 1:1500)

LEGENDS

	GROUP HOUSING
	PLOTTING
	E.W.S/L.I.G
	COMMERCIAL
	PUBLIC/SEMI PUBLIC
	GRREN/PARK

A.	AREA STATEMENT	VERSION NO.: 1.0.97 VERSION DATE: 27/02/2025
	PROJECT DETAIL :	
	Authority: Mathura-Vrindavan Development Authority	Plot Use: Residential
	AuthorityClass: Category C	Plot SubUse: Plotted Resi development / Plotted Housing
	AuthorityGrade: Development Authority (DA)	Development Plan: Master Plan
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Integrated Township	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: Undeveloped Area	
	SubDevelopment Area: Other Town Area	
	Special Project: NA	
	Site Address: District:Mathura, Tehsil:Mathura-Sadar, Village:Ral	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Document Area	449346.45
	As per site condition	449344.03
	Area of Plot Considered	296973.34
2.	Deduction for	
	(a)Proposed roads	18417.45
	Existing Road Area	18417.45
	(b)Any reservations	133953.24
	Area not in Proposal	133953.24
	Total(a + b)	152370.69
3.	Net Area of plot (1 - 2) AREA OF PLOT	296973.34
	Existing Road Area	18417.45
	Green and open space	45601.79
	Existing Road Area	18417.45
	Amenity Area	45691.99
	Existing Road Area	18417.45
	Amenity Area	45691.99

Proposed Area at:

-	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Total Area:	0.00	0.00	0.00	0.00

Total FAR Area:		0.00
Total BuiltUp Area:		0.00
Proposed FAR consumed:		0.00
C. Tenement Statement		
4. Tenement Proposed At:		

Color Notes

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD ALIGNMENT (ROAD WIDENING AREA)
FUTURE T.P SCHEME DEDUCTION AREA
EXISTING (To be retained)
EXISTING (To be demolished)

Number of EWS/LIG unit required

Sl. No.	Plot Type	Nos. of Plot	No. of unit in one plot	Total Number of units	Proposed LIG/EWS Unit
1.	Single Dwelling Unit	786	1	786	-
Total :		786		786	-
Number of EWS/LIG unit required (10% LIG)				79.00	0
Number of EWS/LIG unit required (10% EWS)				79.00	0
Total :		786		944	-

Tenements Density Check

Net housing density	No Of Tenements			No Of Persons		
	Reqd	Perm	Prop	Reqd	Perm	Prop
7509/ec.	-	4455	2120	-	22273	10600

Green and open space Area

Name	Prop. Area
Green Area	314.35
Green Area	3436.52
Green Area	5209.81
Green Area	13822.00
Green Area	1802.42
Green Area	201.11
Green Area	417.91
Green Area	933.57
Green Area	506.31
Green Area	361.65
Green Area	1398.76
Green Area	7298.69
Green Area	4088.87
Green Area	5209.81

Individual Amenity Check b)

Name	Minimum Area		Minimum Count	
	Reqd	Prop	Reqd	Prop
Primary School	2000.00	2048.23	-	1.00
High School	2000.00	4064.44	-	1.00
Inter College	4000.00	4085.84	-	1.00
Aanganwadi	500.00	501.63	-	1.00
Sub-post office	100.00	117.70	-	1.00
Convinent Shops	270.00	280.26	-	1.00
Sector Shopping	1325.00	1429.90	-	1.00
For informal Area Kiosk/booth/Plateform	157.50	175.59	-	1.00
Sport Center in Residential Unit	10000.00	10085.79	-	1.00
Garbage Collection Center	315.00	333.05	21.00	21.00

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	2970	2975

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	123995.04	41.75
Provision For LIG EWS Area	10373.16	3.49
Road Area	80591.17	0.00
Amenity	523.37	0.18
Amenity	523.37	0.18
Amenity	528.13	0.18
Amenity	1151.29	0.39
Amenity	1661.47	0.56
Garbage Collection Center	16.60	0.01
Garbage Collection Center	15.14	0.01
Garbage Collection Center	16.15	0.01
Garbage Collection Center	17.21	0.01
Garbage Collection Center	15.02	0.01
Garbage Collection Center	15.87	0.01
For informal Area Kiosk/booth/Plateform	175.59	0.06
Sector Shopping	1429.90	0.48
Convinent Shops	280.26	0.09
Club	15751.85	5.30
Police Post (With Staffs quarters)	1552.49	0.52
Sub-post office	117.70	0.04
Health Center	877.60	0.30
Aganbari	501.63	0.17
Inter College	4085.84	1.38
Junior High School / High School	4064.44	1.37
Primary School	2048.23	0.69
Garbage Collection Center	15.10	0.01
Garbage Collection Center	15.08	0.01
Garbage Collection Center	15.22	0.01
Garbage Collection Center	17.06	0.01
Garbage Collection Center	15.33	0.01
Garbage Collection Center	15.06	0.01
Garbage Collection Center	15.00	0.01
Garbage Collection Center	15.02	0.01
Garbage Collection Center	15.10	0.01
Garbage Collection Center	15.67	0.01
Garbage Collection Center	16.27	0.01
Garbage Collection Center	15.08	0.01
Garbage Collection Center	15.01	0.01
Garbage Collection Center	21.72	0.01
Garbage Collection Center	15.04	0.01
Public Open Space	45601.79	15.36
Other Area	805.97	0.27
Total net layout	296973.34	100.00

OWNER'S NAME AND SIGNATURE

OMAXE LIMITED, dhirendrasingh1@omaxe.com, 8795333302

ARCH/ENG'S NAME AND SIGNATURE / ENGINEER

SATYAM TRIPATHI

CA/2018/101498

Signature Not Verified

Digitally signed by Satyam Tripathi
Date: 06 May 2025 14:47:19
Designation: Architect

Mathura-Vrindavan Development Authority

Signature Not Verified

Digitally signed by Mathura-Vrindavan Development Authority
Date: 06 May 2025 14:47:19
Designation: Authority

Building Plan Application Number

MVDA/IT-LD/24-25/1518

Sanctioned On

18 Apr 2025

Valid Till

05 May 2030

Approved By

Shyam Bahadur Singh (Vice Chairman)

Examined By

Sunil Kumar Rajauria (Junior engineer)

Dinesh Gupta (Junior engineer)

Richa Kaushik (Town Planner/Executive Engineer)

Prasun Dwivedi (Chief Engineer/OSD)

Arvind Kumar Dwivedi (Secretary)

Shyam Bahadur Singh (Vice Chairman)

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area: -	296973.34	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

ISO_A0_(841.00_x_1189.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title Project Title :PROPOSED NEW TOWNSHIP OF OMAXE LIMITED, OMAXE ETERNITY - 2, ON KHASRA NO-196, 198 VILL-MAGHERA AND KHASRA NO-361, 362, .., AND OTHERS, VILL - RAL (VRINDAVAN TO RADHA KUND MARG), TEHSIL - MATHURA, DISTRICT - MATHURA

File No	MVDA/IT-LD/24-25/1518	Sheet	2 / 6
Submission Date	2025-03-26	Scale	1:100

Proposed Population Calculation

Plot Name	Use	SubUse	Range	Nos.	Perm. Unit/Plot	Perm. Person/Unit	Total Person/Plot	Total
Type - 67.75 X 13.00	Residential	Row House		2	10			

Project Title Project Title :PROPOSED NEW TOWNSHIP OF OMAXE LIMITED, OMAXE ETERNITY - 2, ON KHASRA NO-196, 198 VILL-MAGHERA AND KHASRA NO-361, 362, .., AND OTHERS, VILL - RAL (VRINDAVAN TO RADHA KUND MARG), TEHSIL - MATHURA, DISTRICT - MATHURA

File No	MVDA/T-LD/24-25/1518	Sheet	3 / 6
Submission Date	2025-03-26	Scale	1:100

Individual Plot Area

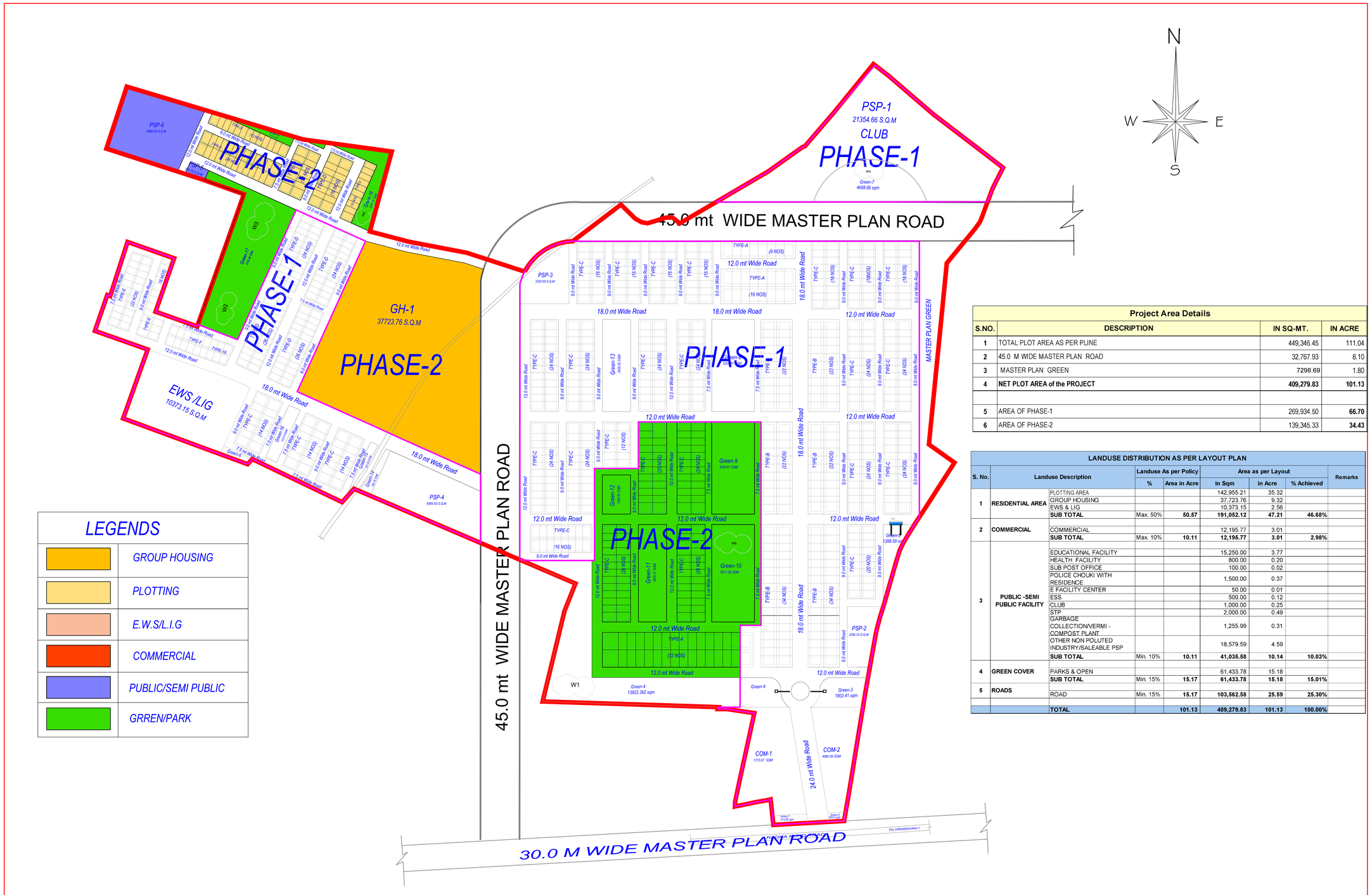
Plot No.	Abutting Road	Plot Area			Frontage			Coverage			FAR Area	
		Req'd	Perm.	Prop.	Req'd	Perm.	Prop.	Factor	Perm.	Prop.	Perm.	Prop.
Type - 07.00 X 14.28	9.00 Mt. Wide Access Road	40.00	-	100.14	3.50	7.75	0.00	0.00	0.00	0.00	-	0.00
Type - 07.15 X 13.00	9.00 Mt. Wide Access Road	40.00	-	100.74	3.50	7.75	0.00	0.00	0.00	0.00	-	0.00
Type - 07.00 X 14.28	9.00 Mt. Wide Access Road	40.00	-	99.96	3.50	21.28	0.00	0.00	0.00	0.00	-	0.00
Type - 07.00 X 14.28	9.00 Mt. Wide Access Road	40.00	-	99.96	3.50	7.00	0.00	0.00	0.00	0.00	-	0.00
Type - 07.00 X 14.28	9.00 Mt. Wide Access Road	40.00	-	99.96	3.50	7.00	0.00	0.00	0.00	0.00	-	0.00
Type - 07.00 X 14.28	9.00 Mt. Wide Access Road	40.00	-	99.96	3.50	7.00	0.00	0.00	0.00	0.00	-	0.00
Type - 08.00 X 14.28	9.00 Mt. Wide Access Road	40.00	-	120.64	3.50	14.28	0.00	0.00	0.00	0.00	-	0.00
Type - 07.00 X 14.28	9.00 Mt. Wide Access Road	40.00	-	99.96	3.50	7.00

Project Title Project Title :PROPOSED NEW TOWNSHIP OF OMAXE LIMITED, OMAXE ETERNITY - 2, ON KHASRA NO-196, 198 VILL-MAGHERA AND KHASRA NO-361, 362, .., AND OTHERS, VILL - RAL (VRINDAVAN TO RADHA KUND MARG), TEHSIL - MATHURA, DISTRICT - MATHURA

File No	MVDA/IT-LD/24-25/1518	Sheet	4 / 6
Submission Date	2025-03-26	Scale	1:100

Individual Plot Setback

Plot No	Plot/A (Sq)	Abutting Road	Front		Rear		Side1		Side2		Coverage	FAR/ Area Ratio
			Req	Prop	Req	Prop	Req	Prop	Req	Prop	Prop	Prop
Type - 07.00 X 14.28	9.98 Mt. Wide Access Road	2.00	-	-	-	-	-	-	-	-	0.00	0.00
Type - 07.71 X 13.00	9.98 Mt. Wide Access Road	2.00	-	-	-	-	-	-	-	-	0.00	0.00
Type - 07.71 X 13.00	9.98 Mt. Wide Access Road	2.00	-	-	-	2.00	-	-	-	-	0.00	0.00
Type - 07.00 X 14.28	9.98 Mt. Wide Access Road	1.50	-	-	-	1.50	-	-	-	-	0.00	0.00
Type - 07.00 X 14.28	9.98 Mt. Wide Access Road	1.50	-	-	-	1.50	-	-	-	-	0.00	0.00
Type - 07.00 X 14.28	9.98 Mt. Wide Access Road	1.50	-	-	-	1.50	-	-	-	-	0.00	0.00
Type - 07.00 X 14.28	9.98 Mt. Wide Access Road	1.50	-	-	-	1.50	-	-	-	-	0.00	0.00
Type - 08.00 X 14.28	14.98 Mt. Wide Access Road	1.50	-	-	-	1.50	-	-	-	-	0.00	0.00
Type - 07.00 X 14.28	9



LEGENDS

	GROUP HOUSING
	PLOTTING
	E.W.S/L.I.G
	COMMERCIAL
	PUBLIC/SEMI PUBLIC
	GRREN/PARK

Project Area Details

S.NO.	DESCRIPTION	IN SQ-MT.	IN ACRE
1	TOTAL PLOT AREA AS PER PLINE	449,346.45	111.04
2	45.0 M WIDE MASTER PLAN ROAD	32,767.93	8.10
3	MASTER PLAN GREEN	7298.69	1.80
4	**NET PLOT AREA of the PROJECT**	**409,279.83**	**101.13**
5	AREA OF PHASE-1	269,934.50	**66.70**
6	AREA OF PHASE-2	139,345.33	**34.43**

LANDUSE DISTRIBUTION AS PER LAYOUT PLAN

S. No.	Landuse Description		Landuse As per Policy		Area as per Layout			Remarks
			%	Area in Acre	in Sqm	in Acre	% Achieved	
1	RESIDENTIAL AREA	PLOTTING AREA			142,955.21	35.32		
		GROUP HOUSING			37,723.76	9.32		
		EWS & LIG			10,373.15	2.56		
		SUB TOTAL	Max. 50%	**50.57**	**191,052.12**	**47.21**	**46.68%**	
2	COMMERCIAL	COMMERCIAL			12,195.77	3.01		
		SUB TOTAL	Max. 10%	**10.11**	**12,195.77**	**3.01**	**2.98%**	
3	PUBLIC -SEMI PUBLIC FACILITY	EDUCATIONAL FACILITY			15,250.00	3.77		
		HEALTH FACILITY			800.00	0.20		
		SUB POST OFFICE			100.00	0.02		
		POLICE CHOUKI WITH RESIDENCE			1,500.00	0.37		
		E FACILITY CENTER			50.00	0.01		
		ESS			500.00	0.12		
		CLUB			1,000.00	0.25		
		STP			2,000.00	0.49		
		GARBAGE COLLECTION/VERMI - COMPOST PLANT			1,255.99	0.31		
		OTHER NON POLUTED INDUSTRY/SALEABLE PSP			18,579.59	4.59		
		SUB TOTAL	Min. 10%	**10.11**	**41,035.58**	**10.14**	**10.03%**	
4	GREEN COVER	PARKS & OPEN			61,433.78	15.18		
		SUB TOTAL	Min. 15%	**15.17**	**61,433.78**	**15.18**	**15.01%**	
5	ROADS	ROAD	Min. 15%	**15.17**	**103,562.58**	**25.59**	**25.30%**	
		TOTAL		**101.13**	**409,279.83**	**101.13**	**100.00%**	

OWNER'S NAME AND SIGNATURE

OMAXE LIMITED, dhirendrasingh1@omaxe.com, 8795333302

ARCHIENG'S NAME AND SIGNATURE

SATYAM TRIPATHI

CA/2018/101498

Signature Not Verified

Digitally signed by Satyam Tripathi
Date: 06 May 2025 12:56:28
Designation: Architect

Mathura-Vrindavan Development Authority

Signature Not Verified

Digitally signed by Shyam Bahadur Singh (Vice Chairman)
Date: 06 May 2025 12:56:28
Designation: Vice Chairman
Mathura-Vrindavan Development Authority

Building Plan Application Number

MVDA/IT-LD/24-25/1518

Sanctioned On

18 Apr 2025

Valid Till

05 May 2030

Approved By

Shyam Bahadur Singh (Vice Chairman)

Examined By

Sunil Kumar Rajauria (Junior engineer)

Dinesh Gupta (Junior engineer)

Richa Kaushik (Town Planner/Executive Engineer)

Prasun Dwivedi (Chief Engineer/OSD)

Arvind Kumar Dwivedi (Secretary)

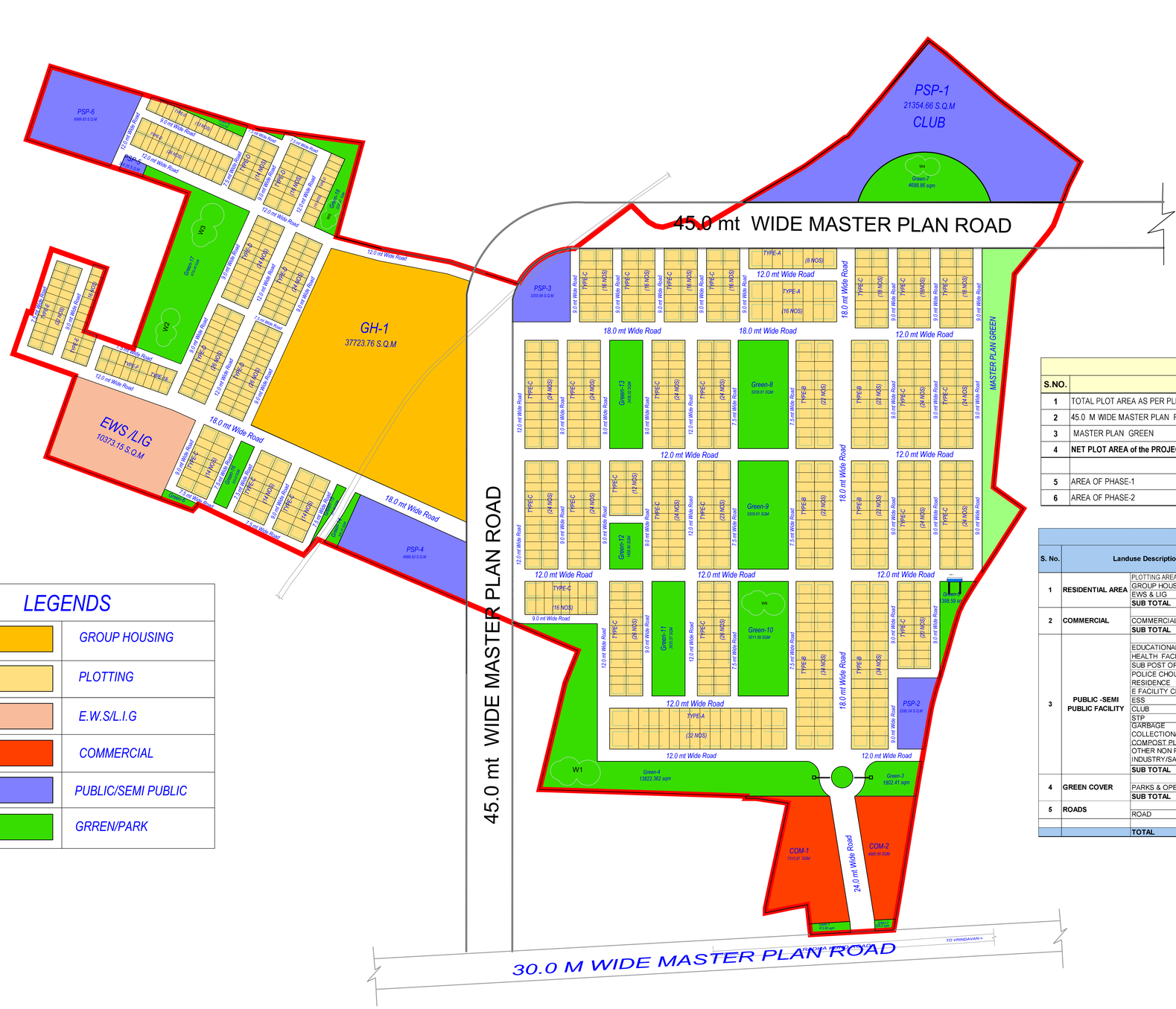
Shyam Bahadur Singh (Vice Chairman)

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area: -	296973.34	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

ISO_A0_(841.00_x_1189.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.



LEGENDS

	GROUP HOUSING
	PLOTTING
	E.W.S/L.I.G
	COMMERCIAL
	PUBLIC/SEMI PUBLIC
	GRREN/PARK

Project Area Details

S.NO.	DESCRIPTION	IN SQ-MT.	IN ACRE
1	TOTAL PLOT AREA AS PER PLINE	449,346.45	111.04
2	45.0 M WIDE MASTER PLAN ROAD	32,767.93	8.10
3	MASTER PLAN GREEN	7298.69	1.80
4	**NET PLOT AREA of the PROJECT**	**409,279.83**	**101.13**
5	AREA OF PHASE-1	269,934.50	**66.70**
6	AREA OF PHASE-2	139,345.33	**34.43**

LANDUSE DISTRIBUTION AS PER LAYOUT PLAN

S. No.	Landuse Description		Landuse As per Policy		Area as per Layout			Remarks
			%	Area in Acre	in Sqm	in Acre	% Achieved	
1	RESIDENTIAL AREA	PLOTTING AREA			142,955.21	35.32		
		GROUP HOUSING			37,723.76	9.32		
		EWS & LIG			10,373.15	2.56		
		SUB TOTAL	Max. 50%	**50.57**	**191,052.12**	**47.21**	**46.68%**	
2	COMMERCIAL	COMMERCIAL			12,195.77	3.01		
		SUB TOTAL	Max. 10%	**10.11**	**12,195.77**	**3.01**	**2.98%**	
3	PUBLIC -SEMI PUBLIC FACILITY	EDUCATIONAL FACILITY			15,250.00	3.77		
		HEALTH FACILITY			800.00	0.20		
		SUB POST OFFICE			100.00	0.02		
		POLICE CHOUKI WITH RESIDENCE			1,500.00	0.37		
		E FACILITY CENTER			50.00	0.01		
		ESS			500.00	0.12		
		CLUB			1,000.00	0.25		
		STP			2,000.00	0.49		
		GARBAGE COLLECTIONVERMI - COMPOST PLANT			1,255.99	0.31		
		OTHER NON POLUTED INDUSTRY/SALEABLE PSP			18,579.59	4.59		
		SUB TOTAL	Min. 10%	**10.11**	**41,035.58**	**10.14**	**10.03%**	
4	GREEN COVER	PARKS & OPEN			61,433.78	15.18		
		SUB TOTAL	Min. 15%	**15.17**	**61,433.78**	**15.18**	**15.01%**	
5	ROADS	ROAD	Min. 15%	**15.17**	**103,562.58**	**25.59**	**25.30%**	
		TOTAL		**101.13**	**409,279.83**	**101.13**	**100.00%**	

OWNER'S NAME AND SIGNATURE

OMAXE LIMITED, dhirendrasingh1@omaxe.com, 8795333302

ARCHI/ENG'S NAME AND SIGNATURE

SATYAM TRIPATHI
CA/2018/101498
Signature Not Verified
Digitally signed by Satyam Tripathi
Date: 06 May 2025 14:47:32
Designation: Architect

Mathura-Vrindavan Development Authority

Signature Not Verified
Digitally signed by Shyam Bahadur Singh (Vice Chairman)
Date: 18 Apr 2025 17:00:00
Designation: Approved By

Building Plan Application Number
MVDA/IT-LD/24-25/1518

Sanctioned On
18 Apr 2025

Valid Till
05 May 2030

Approved By
Shyam Bahadur Singh (Vice Chairman)

Examined By
Sunil Kumar Rajauria (Junior engineer)
Dinesh Gupta (Junior engineer)
Richa Kaushik (Town Planner/Executive Engineer)
Prasun Dwivedi (Chief Engineer/OSD)
Arvind Kumar Dwivedi (Secretary)
Shyam Bahadur Singh (Vice Chairman)

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area: -	296973.34	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

ISO_A0_(841.00_x_1189.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

DRAWING NUMBER- VRND/VILLA/SUB/01

ARCHITECT'S SIGNATURES	OWNER'S SIGNATURES

M/S OMAXE LTD.
Omaxe House 7, Behind Kalkaji
Post Office Kalkaji, LSC, New Delhi,
Delhi 110019

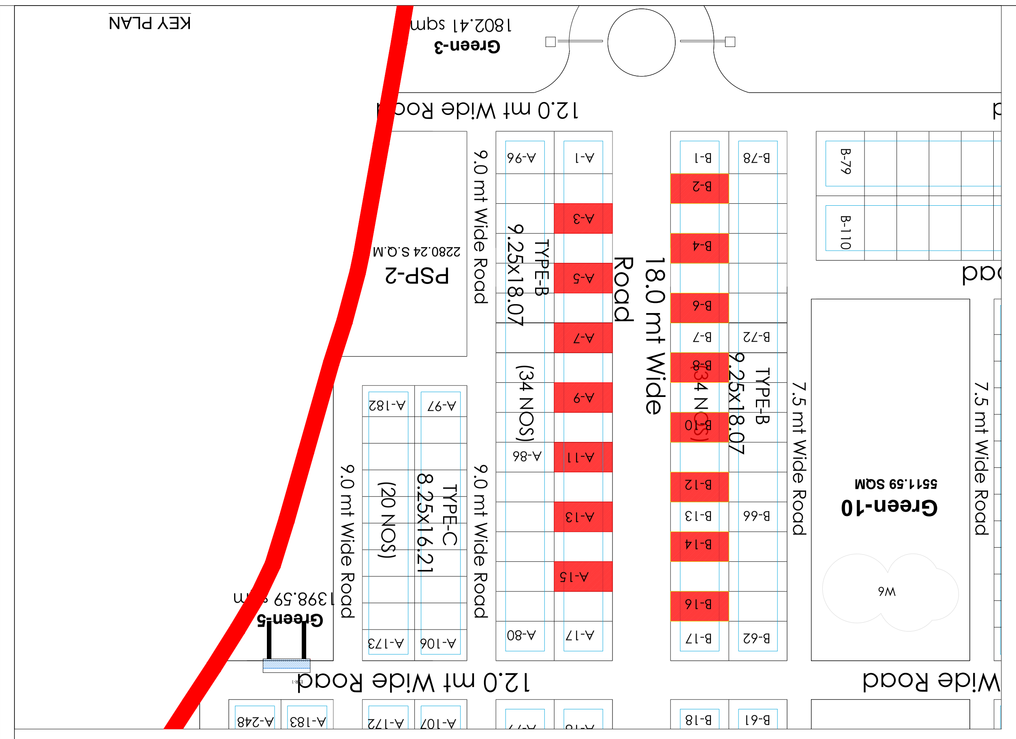
CLIENT/ OWNERS

THIS MAP HAS BEEN PREPARED AS PER THE BUILDING BYELAWS 2025 AND MASTER PLAN 2031

SCALE	DATE
NTS	JUNE-2025

DRAWING TITLE

SUBMISSION DRAWING
VILLA (9.250X18.070)
PLOT NO. A3,A5,A7,A9,A11,A13,A15,
B2,B4,B6,B8,B10,B12,B14 & B16)
TOTAL NO. OF PLOTS- 15



S.No.	DESCRIPTION	DETAILS	
		No./(%)	(sq.m.)
1	PLOT AREA	100	167.15
2	PERMISSIBLE GROUND COVERAGE(65%OF PLOT AREA)	65%	108.65
3	PERMISSIBLE FAR	1.75	292.51
	ACHIEVED AREAS		
4	GROUND COVERAGE	61.15%	102.21
5	GROUND FLOOR FAR	0.61	102.21
6	FIRST FLOOR FAR	0.59	98.13
7	SECOND FLOOR FAR	0.41	68.894
8	TOTAL ACHIEVED FAR	1.61	269.23

AREA STATEMENT

GROUND FLOOR AREA CALCULATION				
Name	Width(in mt.)	Length(in mt.)	No.	Area (in sq. mt.)	Remarks
A1	5.690	4.320	1	24.581	
A2	9.250	7.750	1	71.688	
A3	1.730	3.000	1	5.190	
A4	1.805	0.415	1	0.749	
		TOTAL	=	102.208	
AREA FOR DEDUCTION					
D1	1.575	0.300	1	0.473	
D2	AUTO CAD		1	3.070	
D3	1.525	0.350	1	0.534	
		TOTAL	=	4.077	X2
FIRST FLOOR AREA CALCULATION					
Name	Width(in mt.)	Length(in mt.)	No.	Area (in sq. mt.)	Remarks
B1	5.690	4.320	1	24.581	
B2	9.250	7.750	1	71.688	
B3	1.730	3.000	1	5.190	
B4	1.805	0.415	1	0.749	
		TOTAL	=	102.208	X1
AREA FOR DEDUCTION					
C1	9.250	7.750	1	71.688	
C2	1.805	0.415	1	0.749	
		TOTAL	=	72.437	X1
AREA FOR DEDUCTION					
D1	1.575	0.300	1	0.473	
D2	AUTO CAD		1	3.070	
		TOTAL	=	3.543	X2

TOTAL FAR AREA AT SECOND FLOOR(X1-X2)		68.894

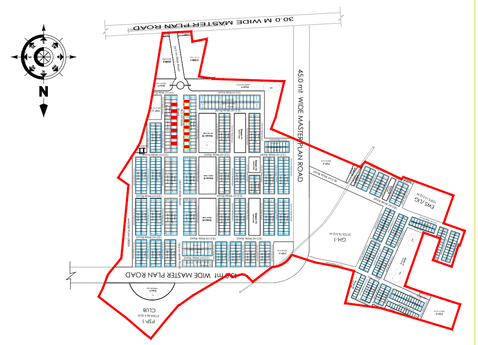
TOTAL FAR AREA AT FIRST FLOOR(X1-X2)		98.131

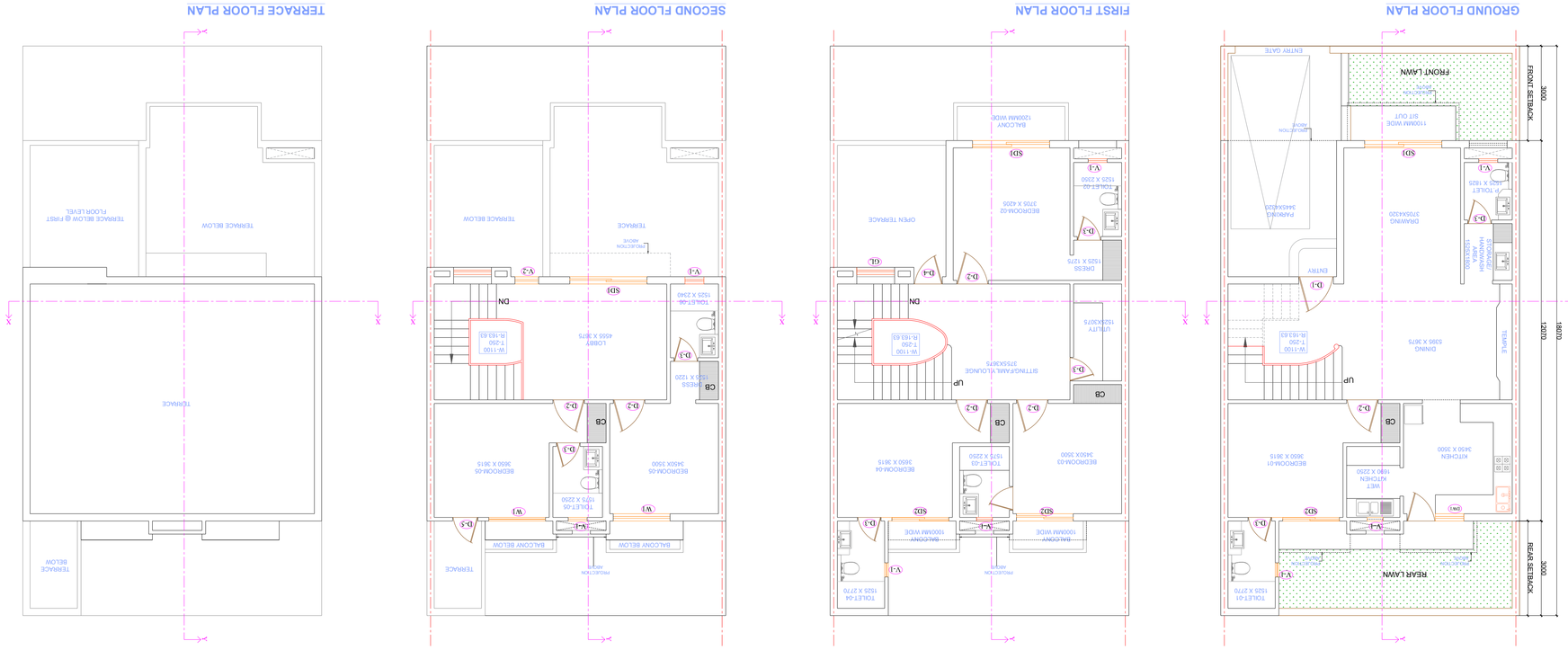
TOTAL FAR AREA AT GROUND FLOOR		102.208
GROUND COVERAGE		102.208

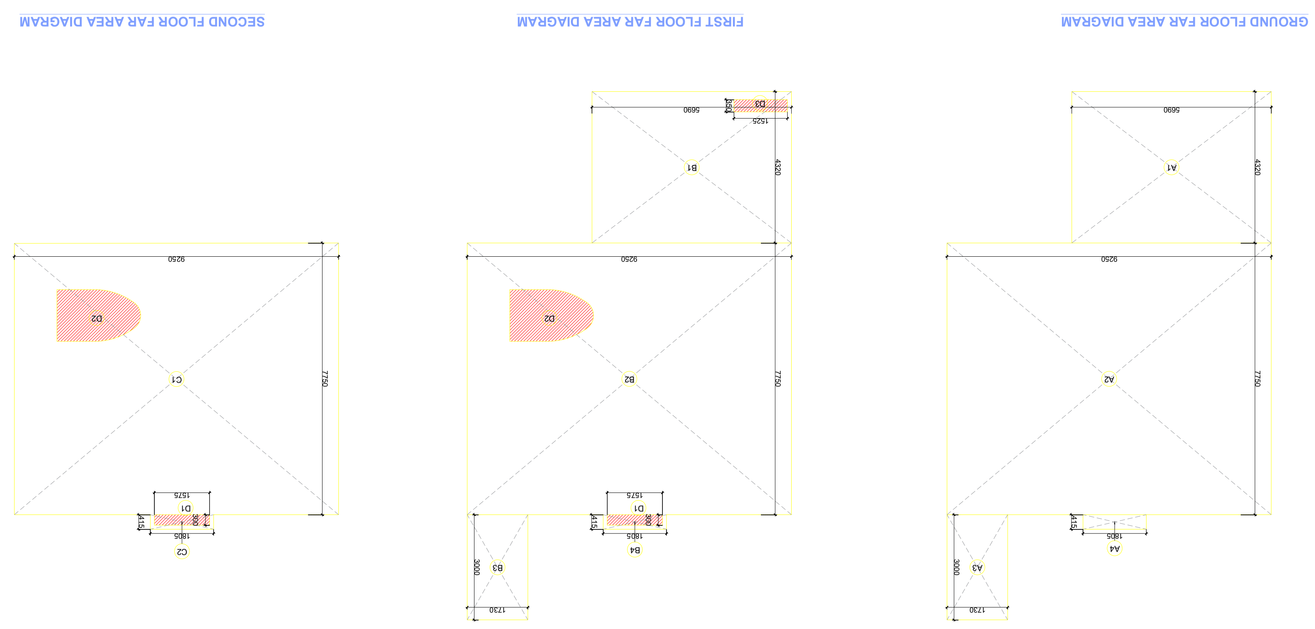
S.NO.	TAG	WIDTH	HEIGHT	CILL	LINTEL	REMARK
1	D1	1100	2400	0	2400	
2	D2	1000	2400	0	2400	
3	D3	750	2400	0	2400	
4	D4	900	2400	0	2400	
5	SD1	2450	2700	0	2700	
6	SD2	1800	2700	0	2700	
7	DW1	1800	2700	0/1000	2700	
8	W1	1800	2250	450	2700	
9	V1	600	1200	1500	2700	
10	V2	900	900			

DOOR WINDOW SCHDULE

PROPOSED VILLA (9.250MX18.070M) AT
INTEGRATED TOWNSHIP, OMAXE ETERNITY-2,
VRINDAVAN, MATHURA , UP







This drawing is a "COPYRIGHT" contents of this drawing or part thereof may not be used or reproduced without the permission of the Architect

Signature Not Verified

NORTH

DRAWING NUMBER-	VRND/VILLA/SUB/02
ARCHITECT'S SIGNATURES	OWNER'S SIGNATURES

M/S OMAXE LTD.
Omaxe House 7, Behind Kalkaji
Post Office Kalkaji, LSC, New Delhi,
Delhi 110019

CLIENT/ OWNERS

THIS MAP HAS BEEN PREPARED AS PER THE
BUILDING BYELAWS 2025 AND MASTER PLAN 2031

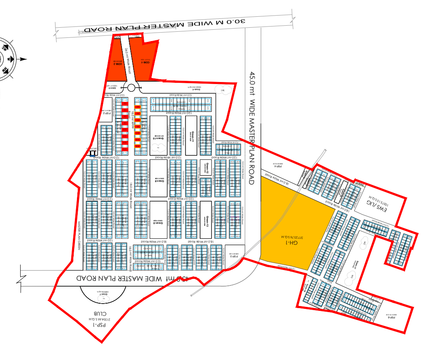
SCALE	DATE
NTS	JUNE-2025

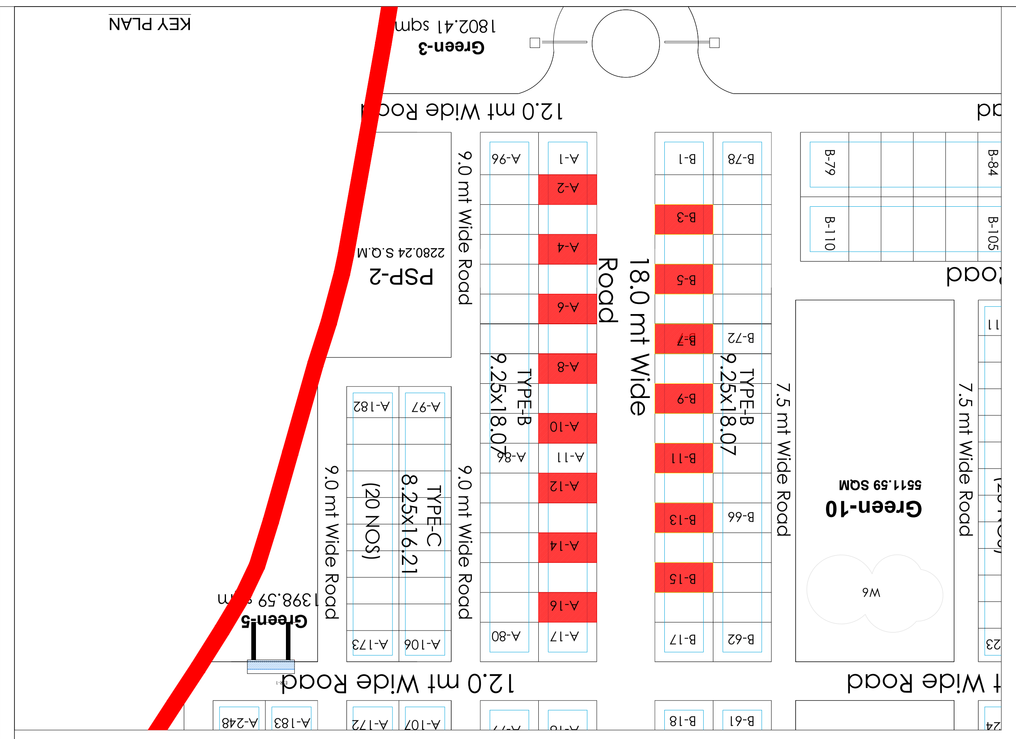
DRAWING TITLE

SUBMISSION DRAWING
VILLA (9.250X18.070)
PLOT NO. A2,A4,A6,A8,A10,A12,A14,
A16,B3,B5,B7,B9,B11,B13,B15)
TOTAL NO. OF PLOTS- 15

S.NO.	TAG	WIDTH	HEIGHT	CILL	LINTEL	REMARK
DOOR WINDOW SCHDULE						
1	D1	1100	2400	0	2400	
2	D2	1000	2400	0	2400	
3	D3	750	2400	0	2400	
4	D4	900	2400	0	2400	
5	SD1	2450	2700	0	2700	
6	SD2	1800	2700	0	2700	
7	DW1	1800	2250	450	2700	
8	W1	1800	2250	0/1000	2700	
9	V1	600	1200	1500	2700	
10	V2	900	900			

SITE PLAN





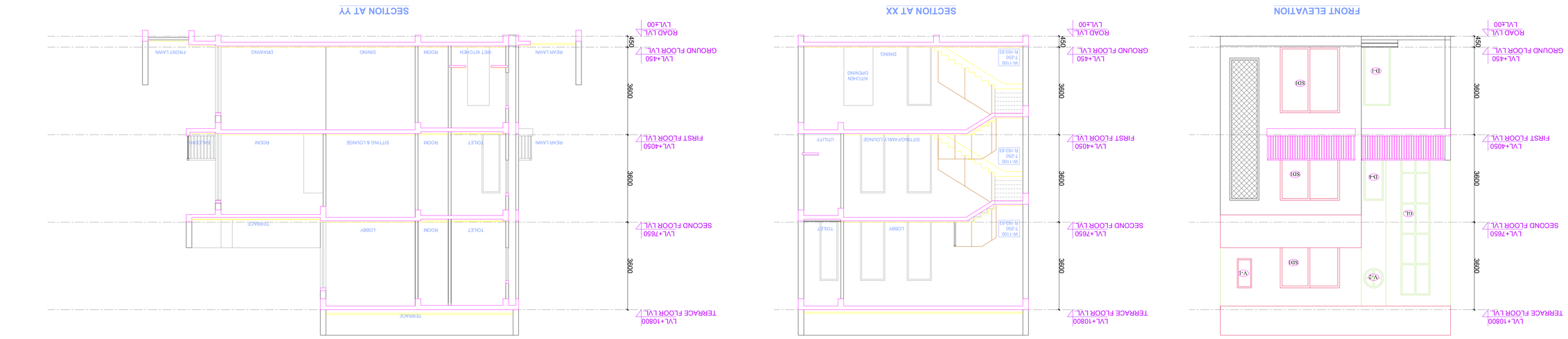
AREA STATEMENT			
	DESCRIPTION		DETAILS
S. No.		No./(%)	(sq.m.)
1	PLOT AREA	100	167.15
2	PERMISSIBLE GROUND COVERAGE(65%OF PLOT AREA)	65%	108.65
3	PERMISSIBLE FAR	1.75	292.51
ACHIEVED AREAS			
4	GROUND COVERAGE	61.15%	102.21
5	GROUND FLOOR FAR	0.61	102.21
6	FIRST FLOOR FAR	0.59	98.13
7	SECOND FLOOR FAR	0.41	68.894
8	TOTAL ACHIEVED FAR	1.61	269.23

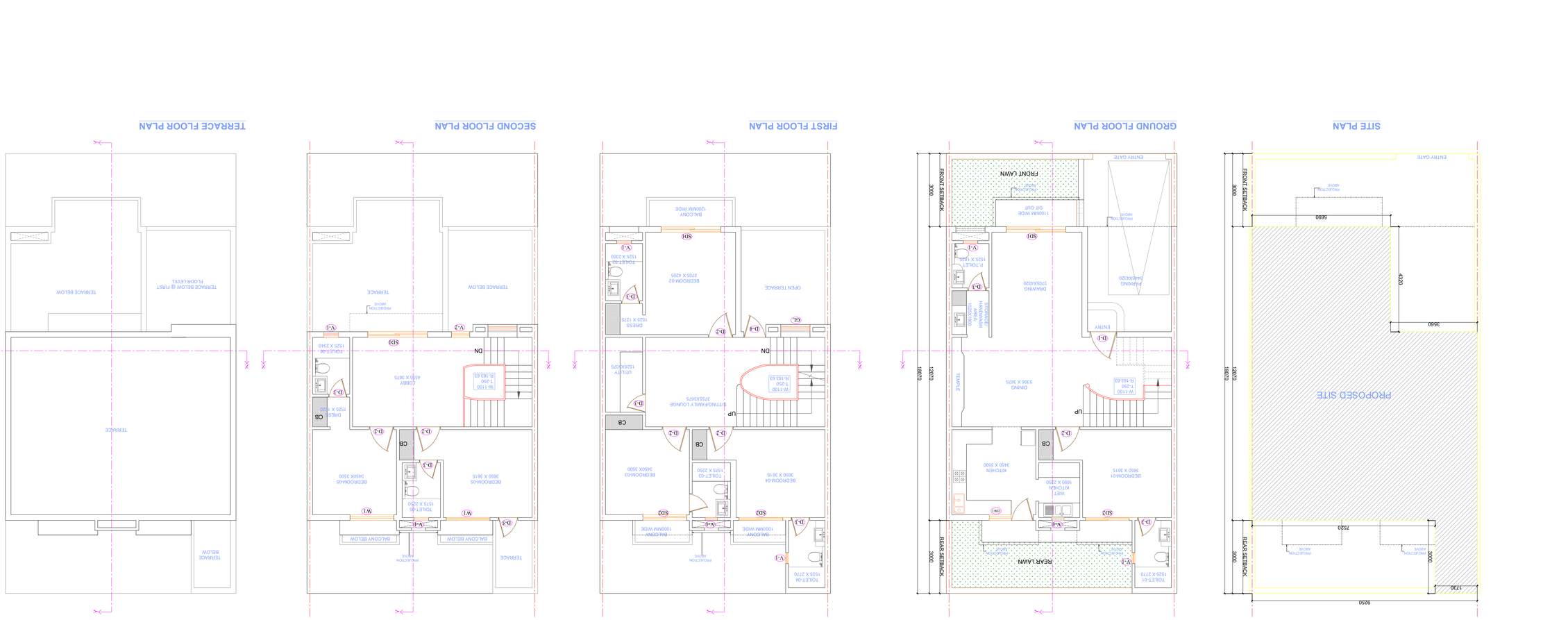
GROUND FLOOR AREA CALCULATION				
Name	Width(in mt.)	Length(in mt.)	No.	Area (in sq. mt.)	Remarks
A1	5.690	4.320	1	24.581	
A2	9.250	7.750	1	71.688	
A3	1.730	3.000	1	5.190	
A4	1.805	0.415	1	0.749	
		TOTAL	=	102.208	
AREA FOR DEDUCTION					
D1	1.575	0.300	1	0.473	
D2	AUTO CAD		1	3.070	
TOTAL FAR AREA AT GROUND FLOOR				102.208	
GROUND COVERAGE				102.208	

SECOND FLOOR AREA CALCULATION				
Name	Width(in mt.)	Length(in mt.)	No.	Area (in sq. mt.)	Remarks
C1	9.250	7.750	1	71.688	
C2	1.805	0.415	1	0.749	
		TOTAL	=	72.437	X1
AREA FOR DEDUCTION					
D1	1.575	0.300	1	0.473	
D2	AUTO CAD		1	3.070	
TOTAL FAR AREA AT SECOND FLOOR(X1-X2				68.894	

FIRST FLOOR AREA CALCULATION				
Name	Width(in mt.)	Length(in mt.)	No.	Area (in sq. mt.)	Remarks
B2	9.250	7.750	1	71.688	
B3	1.730	3.000	1	5.190	
B4	1.805	0.415	1	0.749	
		TOTAL	=	102.208	X1
AREA FOR DEDUCTION					
D1	1.575	0.300	1	0.473	
D2	AUTO CAD		1	3.070	
D3	1.525	0.350	1	0.534	
		TOTAL	=	4.077	X2
TOTAL FAR AREA AT FIRST FLOOR(X1-X2)				98.131	

SECOND FLOOR AREA CALCULATION				
Name	Width(in mt.)	Length(in mt.)	No.	Area (in sq. mt.)	Remarks
B1	5.690	4.320	1	24.581	
B2	9.250	7.750	1	71.688	
B3	1.730	3.000	1	5.190	
B4	1.805	0.415	1	0.749	
		TOTAL	=	102.208	
AREA FOR DEDUCTION					
D1	1.575	0.300	1	0.473	
D2	AUTO CAD		1	3.070	
D3	1.525	0.350	1	0.534	
		TOTAL	=	4.077	X2
TOTAL FAR AREA AT SECOND FLOOR(X1-X2				98.131	





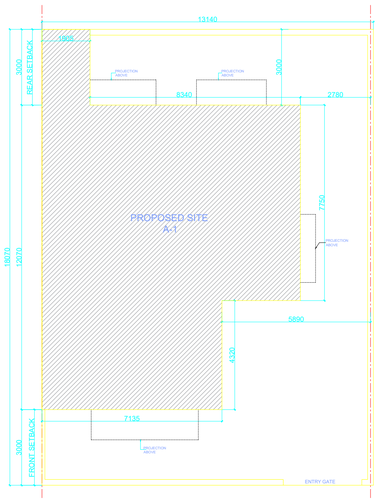
PROPOSED VILLA (9.250MX18.070M) AT
INTEGRATED TOWNSHIP, OMAXE ETERNITY-2,
VRINDAVAN, MATHURA , UP

This drawing is a "COPYRIGHT" contents of this drawing or part thereof may not be used or reproduced without the permission of the Architect

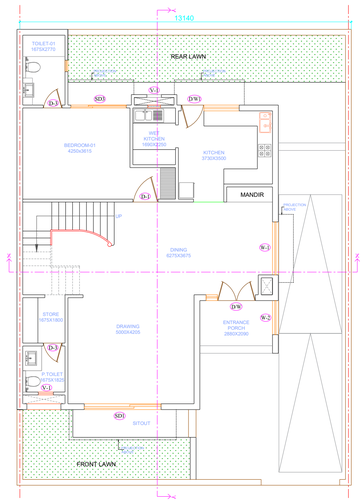
NORTH

Signature Not Verified
Digitally signed by Vinay Kumar Singh
Date: 2025.08.19 15:37:39 IST
Reason: Approved
Location: Ghaziabad

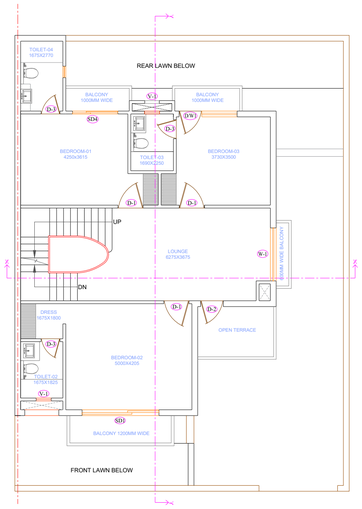
Signature Not Verified
Digitally signed by Vinay Kumar Singh
Date: 2025.08.19 15:37:39 IST
Reason: Approved
Location: Ghaziabad



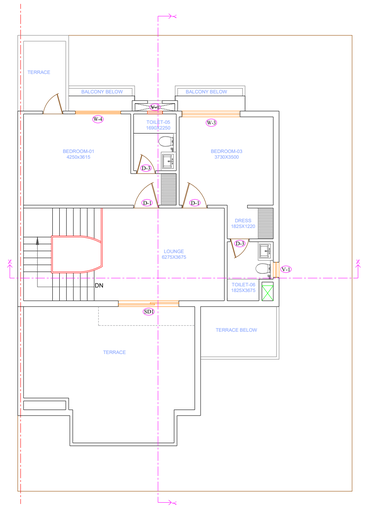
SITE PLAN



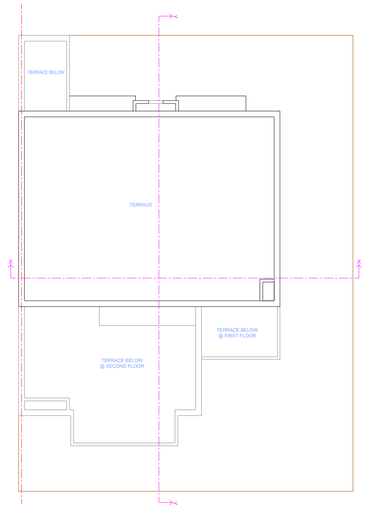
GROUND FLOOR PLAN



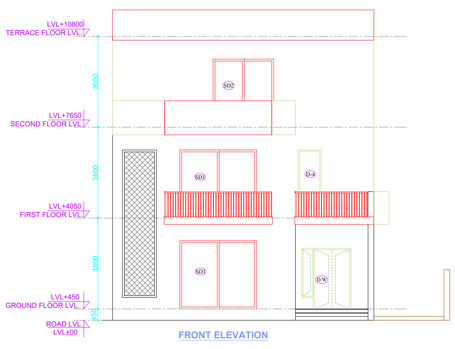
FIRST FLOOR PLAN



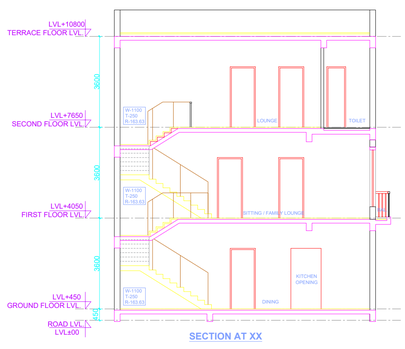
SECOND FLOOR PLAN



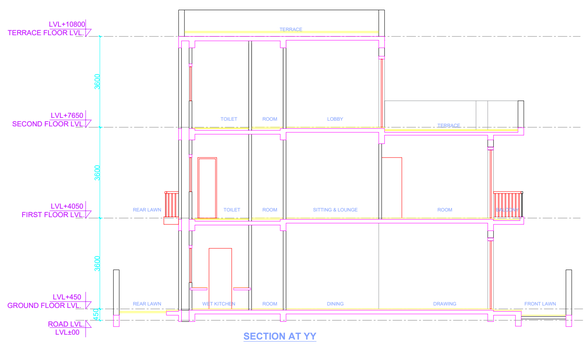
TERRACE FLOOR PLAN



FRONT ELEVATION



SECTION AT XX

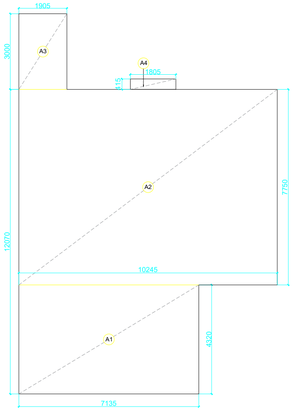


SECTION AT YY

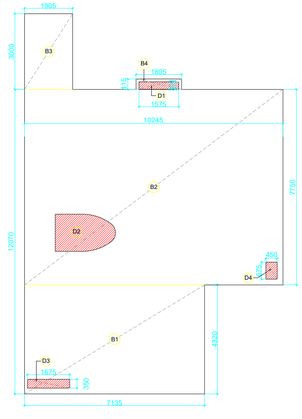
GROUND FLOOR AREA CALCULATION					
Name	Width(in mt.)	Length(in mt.)	No.	Area (in sq. mt.)	Remarks
A1	7.135	4.320	1	30.823	
A2	10.245	7.750	1	79.399	
A3	1.905	3.000	1	5.715	
A4	1.805	0.415	1	0.749	
TOTAL			=	116.686	
TOTAL FAR AREA AT GROUND FLOOR				116.686	
GROUND COVERAGE				116.686	

FIRST FLOOR AREA CALCULATION					
Name	Width(in mt.)	Length(in mt.)	No.	Area (in sq. mt.)	Remarks
B1	7.135	4.320	1	30.823	
B2	10.245	7.750	1	79.399	
B3	1.905	3.000	1	5.715	
B4	1.805	0.415	1	0.749	
TOTAL			=	116.686	X1
AREA FOR DEDUCTION					
D1	1.575	0.300	1	0.473	
D2	AUTO CAD		1	3.074	
D3	1.525	0.350	1	0.534	
D4	0.450	0.675	1	0.304	
TOTAL			=	4.385	X2
TOTAL FAR AREA AT FIRST FLOOR(X1-X2)				112.301	

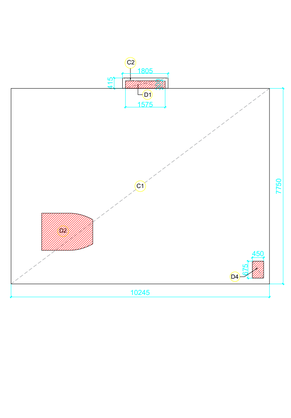
SECOND FLOOR AREA CALCULATION					
Name	Width(in mt.)	Length(in mt.)	No.	Area (in sq. mt.)	Remarks
C1	10.245	7.750	1	79.399	
C2	1.805	0.415	1	0.749	
TOTAL			=	80.148	X1
AREA FOR DEDUCTION					
D1	1.575	0.300	1	0.473	
D2	AUTO CAD		1	2.828	
D4	0.450	0.675	1	0.304	
TOTAL			=	3.301	X2
TOTAL FAR AREA AT SECOND FLOOR(X1-X2)				76.847	



GROUND FLOOR FAR AREA DIAGRAM

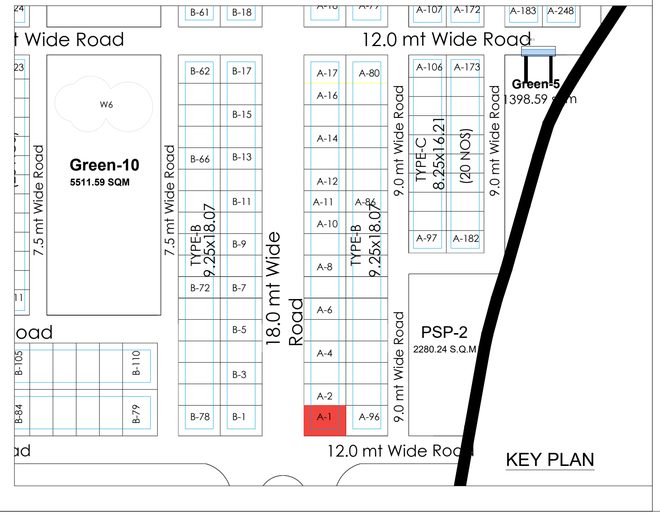


FIRST FLOOR FAR AREA DIAGRAM



SECOND FLOOR FAR AREA DIAGRAM

AREA STATEMENT			
	DESCRIPTION	DETAILS	
S. No.		No./(%)	(sq.m.)
1	PLOT AREA	100	237.44
2	PERMISSIBLE GROUND COVERAGE(65%OF PLOT AREA)	65%	154.34
3	PERMISSIBLE FAR	1.75	415.52
	ACHIEVED AREAS		
4	GROUND COVERAGE	49.14%	116.69
5	GROUND FLOOR FAR	0.49	116.69
6	FIRST FLOOR FAR	0.47	112.30
7	SECOND FLOOR FAR	0.32	76.847
8	TOTAL ACHIEVED FAR	1.29	305.83

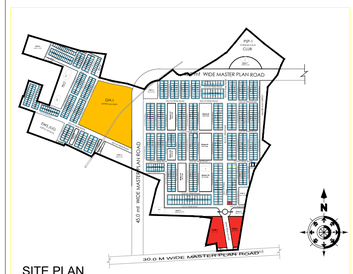


This drawing is a "COPYRIGHT" contents of this drawing or part thereof may not be used or reproduced without the permission of the Architect

NORTH

PROPOSED VILLA (9.250MX18.070M) AT INTEGRATED TOWNSHIP, OMAXE ETERNITY-2, VRINDAVAN, MATHURA , UP

DOOR WINDOW SCHDULE						
S.NO.	TAG	WIDTH	HEIGHT	CILL	LINTEL	REMARK
1	D1	1000	2400	0	2400	
2	D2	900	2400	0	2400	
3	D3	750	2400	0	2400	
4	SD1	3050	2700	0	2700	
5	SD2	2400	2700	0	2700	
6	SD3	2200	2700	0	2700	
7	SD4	1800	2700	0	2700	
8	D/W	1950	2700	450	2700	
9	DW1	2300	2700	450	2700	
10	W1	2100	2250	450	2700	
11	W2	1350	2250	450	2700	
12	W3	2100	2250	450	2700	
13	W4	1800	2250	450	2700	
14	V1	600	1200	1500	2700	



SITE PLAN

DRAWING TITLE

SUBMISSION DRAWING
VILLA (13.025X18.070)
PLOT NO. A-1
TOTAL NO. OF PLOTS- 01

SCALE: NTS

DATE: JUNE-2025

THIS MAP HAS BEEN PREPARED AS PER THE BUILDING BYELAWS-2025 AND MASTER PLAN-2031

CLIENT/ OWNERS

M/S OMAXE LTD.

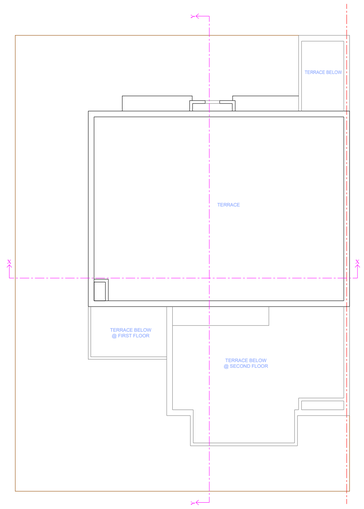
Omaxe House 7, Behind Kalkaji
Post Office Kalkaji, LSC, New Delhi,
Delhi 110019

Signature Not Verified

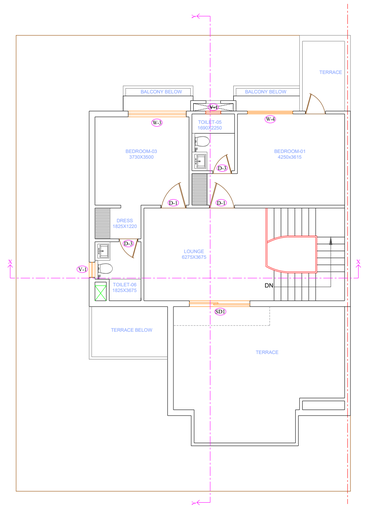
ARCHITECT'S SIGNATURE | OWNER'S SIGNATURES

Signature Not Verified

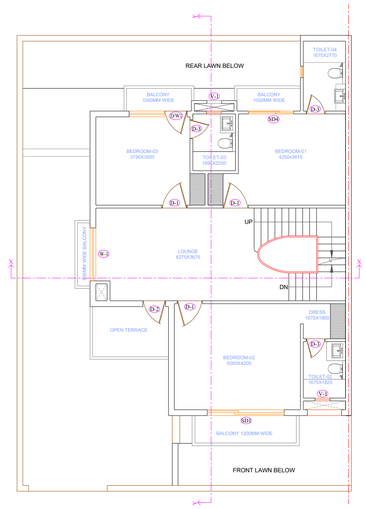
DRAWING NUMBER: VRND/VILLA/S[illegible]



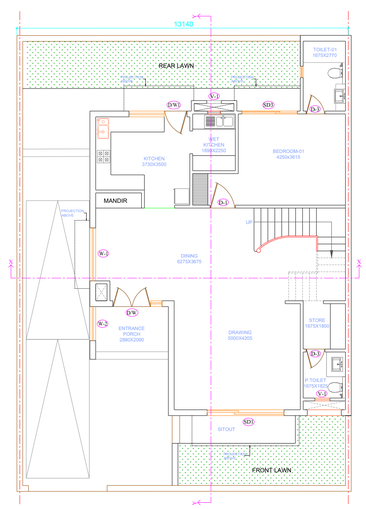
TERRACE FLOOR PLAN



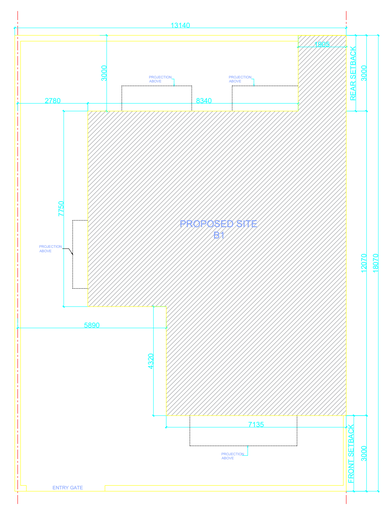
SECOND FLOOR PLAN



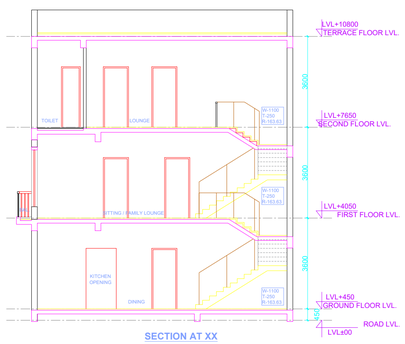
FIRST FLOOR PLAN



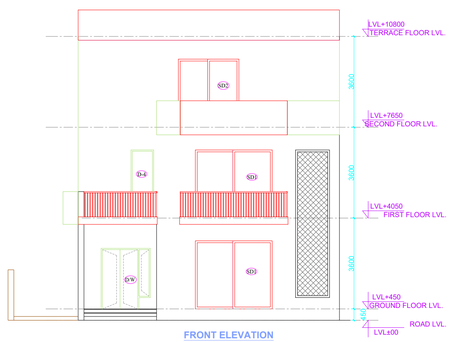
GROUND FLOOR PLAN



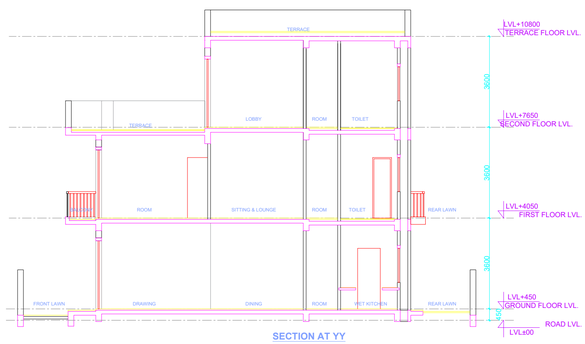
SITE PLAN



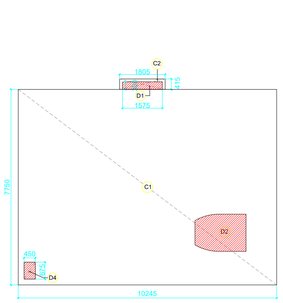
SECTION AT XX



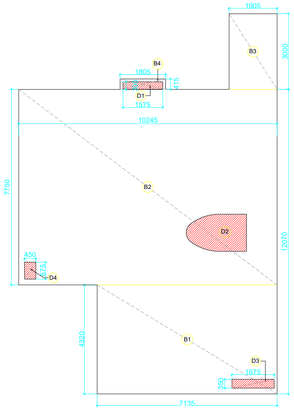
FRONT ELEVATION



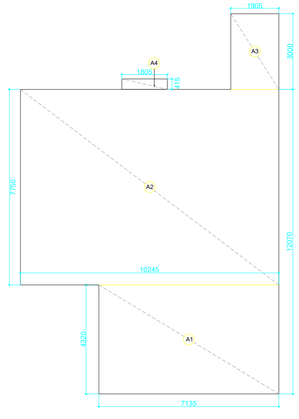
SECTION AT YY



SECOND FLOOR FAR AREA DIAGRAM



FIRST FLOOR FAR AREA DIAGRAM



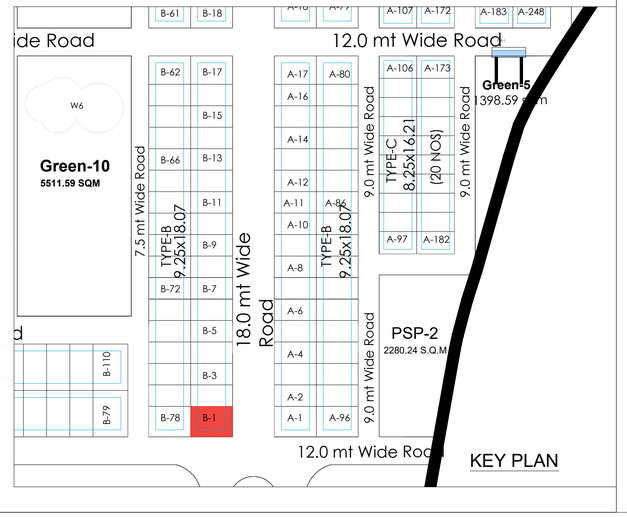
GROUND FLOOR FAR AREA DIAGRAM

GROUND FLOOR AREA CALCULATION					
Name	Width(in mt.)	Length(in mt.)	No.	Area (in sq. mt.)	Remarks
A1	7.135	4.320	1	30.823	
A2	10.245	7.750	1	79.399	
A3	1.905	3.000	1	5.715	
A4	1.805	0.415	1	0.749	
TOTAL			=	116.686	
TOTAL FAR AREA AT GROUND FLOOR				116.686	
GROUND COVERAGE				116.686	

FIRST FLOOR AREA CALCULATION					
Name	Width(in mt.)	Length(in mt.)	No.	Area (in sq. mt.)	Remarks
B1	7.135	4.320	1	30.823	
B2	10.245	7.750	1	79.399	
B3	1.905	3.000	1	5.715	
B4	1.805	0.415	1	0.749	
TOTAL			=	116.686	X1
AREA FOR DEDUCTION					
D1	1.575	0.300	1	0.473	
D2	AUTO CAD		1	3.074	
D3	1.525	0.350	1	0.534	
D4	0.450	0.675	1	0.304	
TOTAL			=	4.385	X2
TOTAL FAR AREA AT FIRST FLOOR(X1-X2)				112.301	

SECOND FLOOR AREA CALCULATION					
Name	Width(in mt.)	Length(in mt.)	No.	Area (in sq. mt.)	Remarks
C1	10.245	7.750	1	79.399	
C2	1.805	0.415	1	0.749	
TOTAL			=	80.148	X1
AREA FOR DEDUCTION					
D1	1.575	0.300	1	0.473	
D2	AUTO CAD		1	2.828	
D4	0.450	0.675	1	0.304	
TOTAL			=	3.301	X2
TOTAL FAR AREA AT SECOND FLOOR(X1-X2)				76.847	

AREA STATEMENT			
	DESCRIPTION	DETAILS	
S. No.		No./(%)	(sq.m.)
1	PLOT AREA	100	237.44
2	PERMISSIBLE GROUND COVERAGE(65%OF PLOT AREA)	65%	154.34
3	PERMISSIBLE FAR	1.75	415.52
	ACHIEVED AREAS		
4	GROUND COVERAGE	49.14%	116.69
5	GROUND FLOOR FAR	0.49	116.69
6	FIRST FLOOR FAR	0.47	112.30
7	SECOND FLOOR FAR	0.32	76.847
8	TOTAL ACHIEVED FAR	1.29	305.83



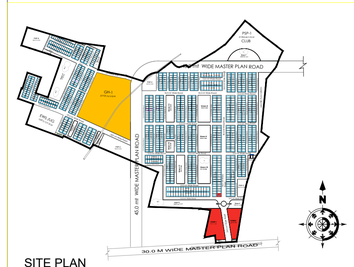
KEY PLAN

This drawing is a "COPYRIGHT" contents of this drawing or part thereof may not be used or reproduced without the permission of the Architect

NORTH

PROPOSED VILLA (9.250MX18.070M) AT INTEGRATED TOWNSHIP, OMAXE ETERNITY-2, VRINDAVAN, MATHURA , UP

DOOR WINDOW SCHDULE						
S.NO.	TAG	WIDTH	HEIGHT	CILL	LINTEL	REMARK
1	D1	1000	2400	0	2400	
2	D2	900	2400	0	2400	
3	D3	750	2400	0	2400	
4	SD1	3050	2700	0	2700	
5	SD2	2400	2700	0	2700	
6	SD3	2200	2700	0	2700	
7	SD4	1800	2700	0	2700	
8	D/W	1950	2700	450	2700	
9	DW1	2300	2700	450	2700	
10	W1	2100	2250	450	2700	
11	W2	1350	2250	450	2700	
12	W3	2100	2250	450	2700	
13	W4	1800	2250	450	2700	
14	V1	600	1200	1500	2700	



SITE PLAN

DRAWING TITLE

SUBMISSION DRAWING
VILLA (13.025X18.070)
PLOT NO. B-1
TOTAL NO. OF PLOTS- 01

SCALE: NTS

DATE: JUNE-2025

THIS MAP HAS BEEN PREPARED AS PER THE BUILDING BYELAWS-2025 AND MASTER PLAN-2031

CLIENT/ OWNERS

M/S OMAXE LTD.

Omaxe House 7, Behind Kalkaji
Post Office Kalkaji, LSC, New Delhi,
Delhi 110019

Signature Not Verified

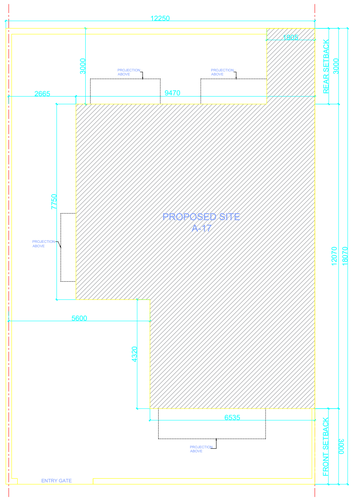
ARCHITECT'S SIGNATURE

OWNER'S SIGNATURES

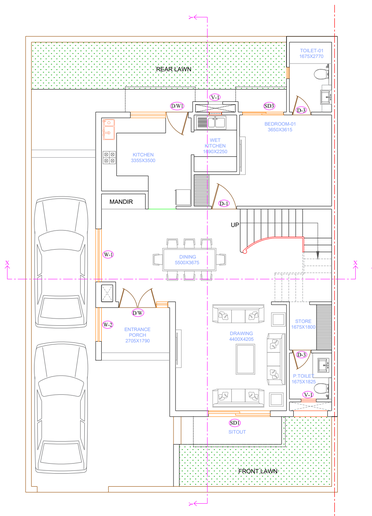
Signature Not Verified

DRAWING NUMBER

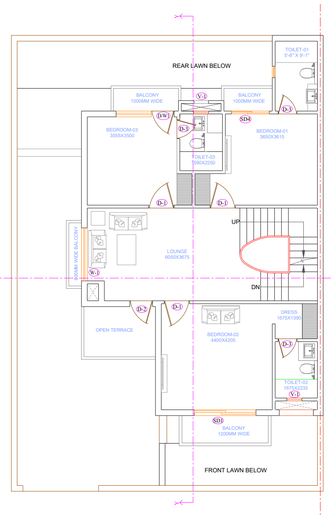
VRND/VILLA/S



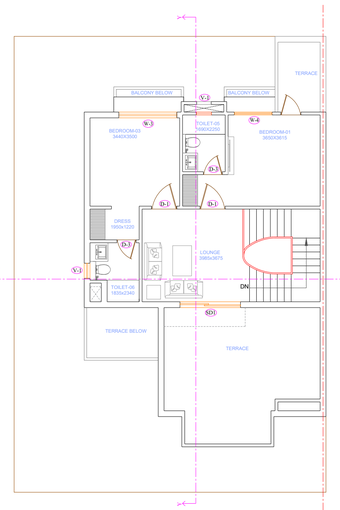
SITE PLAN



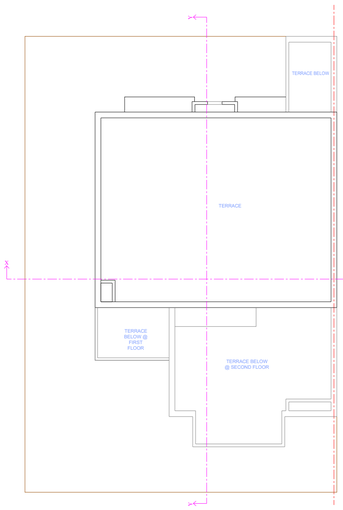
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

FRONT ELEVATION

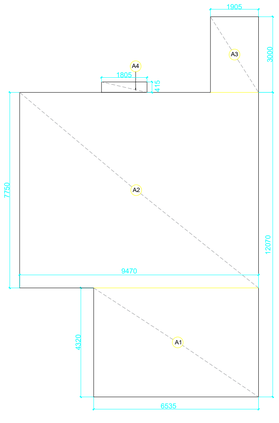
SECTION AT XX

SECTION AT YY

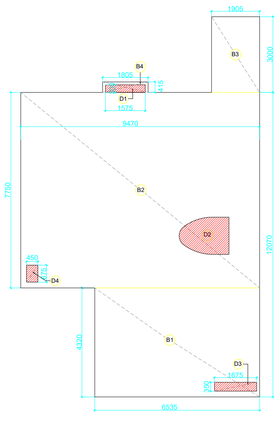
GROUND FLOOR AREA CALCULATION					
Name	Width(in mt.)	Length(in mt.)	No.	Area (in sq. mt.)	Remarks
A1	6.535	4.320	1	28.231	
A2	9.470	7.750	1	73.393	
A3	1.905	3.000	1	5.715	
A4	1.805	0.415	1	0.749	
TOTAL			=	108.088	
TOTAL FAR AREA AT GROUND FLOOR				108.088	
GROUND COVERAGE				108.088	

FIRST FLOOR AREA CALCULATION					
Name	Width(in mt.)	Length(in mt.)	No.	Area (in sq. mt.)	Remarks
B1	6.535	4.320	1	28.231	
B2	9.470	7.750	1	73.393	
B3	1.905	3.000	1	5.715	
B4	1.805	0.415	1	0.749	
TOTAL			=	108.088	X1
AREA FOR DEDUCTION					
D1	1.575	0.300	1	0.473	
D2	AUTO CAD		1	2.465	
D3	1.675	0.350	1	0.586	
D4	0.450	0.675	1	0.304	
TOTAL			=	3.828	X2
TOTAL FAR AREA AT FIRST FLOOR(X1-X2)				104.260	

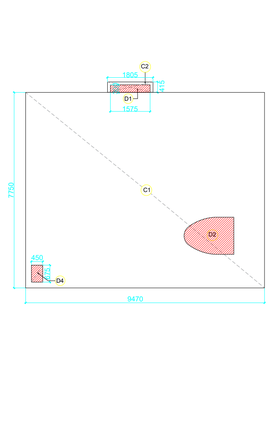
SECOND FLOOR AREA CALCULATION					
Name	Width(in mt.)	Length(in mt.)	No.	Area (in sq. mt.)	Remarks
C1	9.470	7.750	1	73.393	
C2	1.805	0.415	1	0.749	
TOTAL			=	74.142	X1
AREA FOR DEDUCTION					
D1	1.575	0.300	1	0.473	
D2	AUTO CAD		1	2.465	
D4	0.450	0.675	1	0.304	
TOTAL			=	3.242	X2
TOTAL FAR AREA AT SECOND FLOOR(X1-X2)				70.900	



GROUND FLOOR FAR AREA DIAGRAM



FIRST FLOOR FAR AREA DIAGRAM



SECOND FLOOR FAR AREA DIAGRAM

AREA STATEMENT			
	DESCRIPTION	DETAILS	
S. No.		No./(%)	(sq.m.)
1	PLOT AREA	100	221.36
2	PERMISSIBLE GROUND COVERAGE(65%OF PLOT AREA)	65%	143.88
3	PERMISSIBLE FAR	1.75	387.37
	ACHIEVED AREAS		
4	GROUND COVERAGE	48.83%	108.09
5	GROUND FLOOR FAR	0.49	108.09
6	FIRST FLOOR FAR	0.47	104.26
7	SECOND FLOOR FAR	0.32	70.9
8	TOTAL ACHIEVED FAR	1.28	283.25

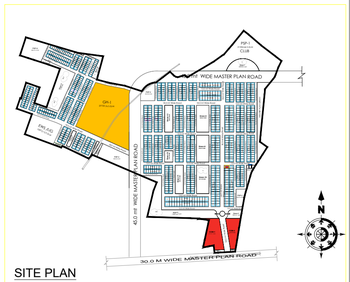
KEY PLAN

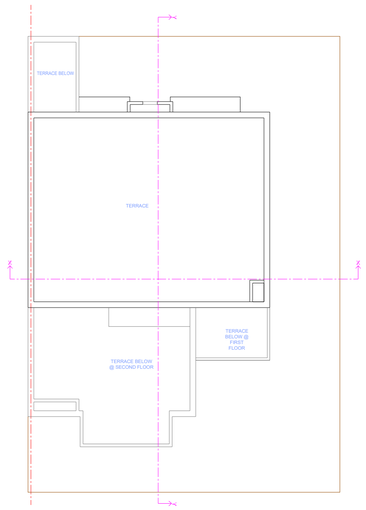
This drawing is a "COPYRIGHT" contents of this drawing or part thereof may not be used or reproduced without the permission of the Architect

NORTH

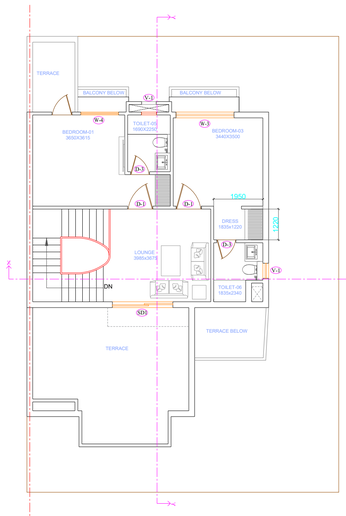
PROPOSED VILLA (9.250MX18.070M) AT INTEGRATED TOWNSHIP, OMAXE ETERNITY-2, VRINDAVAN, MATHURA , UP

DOOR WINDOW SCHDULE						
S.NO.	TAG	WIDTH	HEIGHT	CILL	LINTEL	REMARK
1	D1	1000	2400	0	2400	
2	D2	900	2400	0	2400	
3	D3	750	2400	0	2400	
4	SD1	3050	2700	0	2700	
5	SD2	2400	2700	0	2700	
6	SD3	2200	2700	0	2700	
7	SD4	1800	2700	0	2700	
8	D/W	1950	2700	450	2700	
9	DW1	2300	2700	450	2700	
10	W1	2100	2250	450	2700	
11	W2	1350	2250	450	2700	
12	W3	2100	2250	450	2700	
13	W4	1800	2250	450	2700	
14	V1	600	1200	1500	2700	

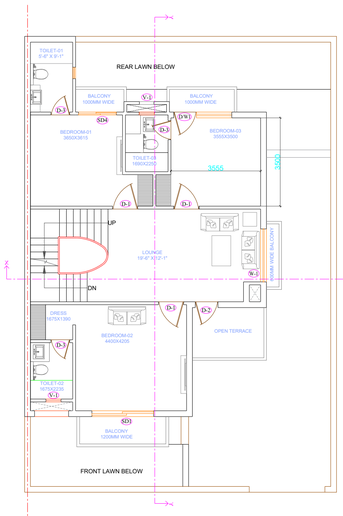




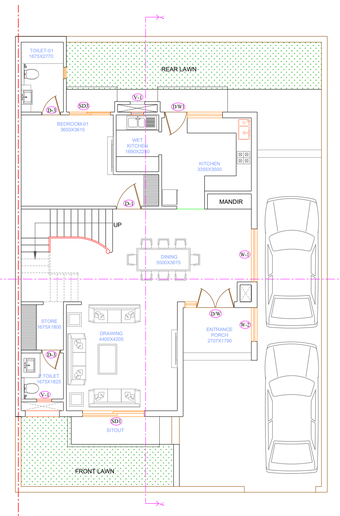
TERRACE FLOOR PLAN



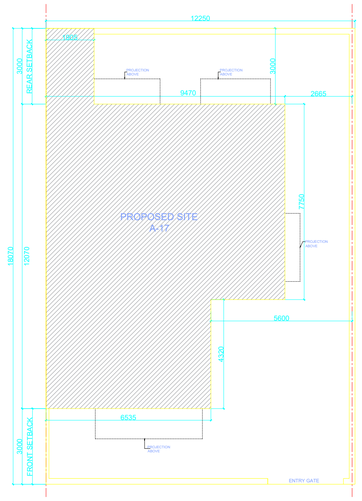
SECOND FLOOR PLAN



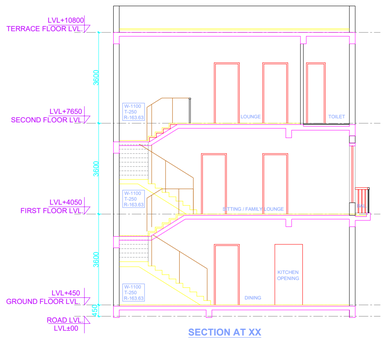
FIRST FLOOR PLAN



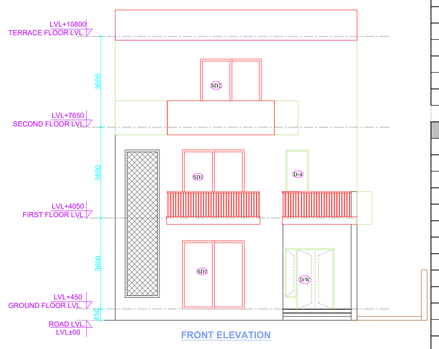
GROUND FLOOR PLAN



SITE PLAN



SECTION AT XX

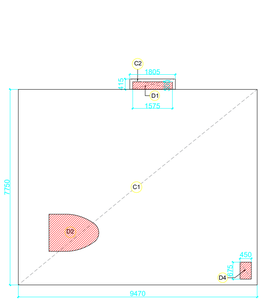


FRONT ELEVATION

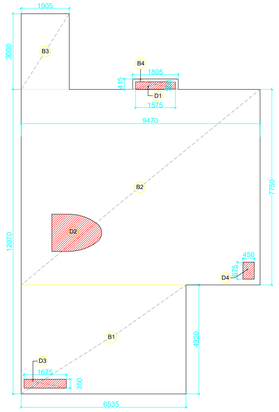
GROUND FLOOR AREA CALCULATION					
Name	Width(in mt.)	Length(in mt.)	No.	Area (in sq. mt.)	Remarks
A1	6.535	4.320	1	28.231	
A2	9.470	7.750	1	73.393	
A3	1.905	3.000	1	5.715	
A4	1.805	0.415	1	0.749	
TOTAL			=	108.088	
TOTAL FAR AREA AT GROUND FLOOR				108.088	
GROUND COVERAGE				108.088	

FIRST FLOOR AREA CALCULATION					
Name	Width(in mt.)	Length(in mt.)	No.	Area (in sq. mt.)	Remarks
B1	6.535	4.320	1	28.231	
B2	9.470	7.750	1	73.393	
B3	1.905	3.000	1	5.715	
B4	1.805	0.415	1	0.749	
TOTAL			=	108.088	X1
AREA FOR DEDUCTION					
D1	1.575	0.300	1	0.473	
D2	AUTO CAD		1	2.465	
D3	1.675	0.350	1	0.586	
D4	0.450	0.675	1	0.304	
TOTAL			=	3.828	X2
TOTAL FAR AREA AT FIRST FLOOR(X1-X2)				104.260	

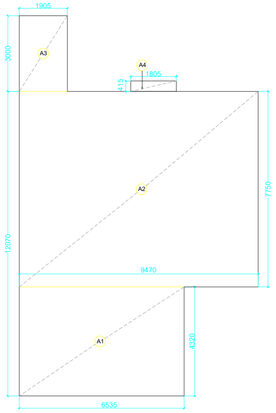
SECOND FLOOR AREA CALCULATION					
Name	Width(in mt.)	Length(in mt.)	No.	Area (in sq. mt.)	Remarks
C1	9.470	7.750	1	73.393	
C2	1.805	0.415	1	0.749	
TOTAL			=	74.142	X1
AREA FOR DEDUCTION					
D1	1.575	0.300	1	0.473	
D2	AUTO CAD		1	2.465	
D4	0.450	0.675	1	0.304	
TOTAL			=	3.242	X2
TOTAL FAR AREA AT SECOND FLOOR(X1-X2)				70.900	



SECOND FLOOR FAR AREA DIAGRAM

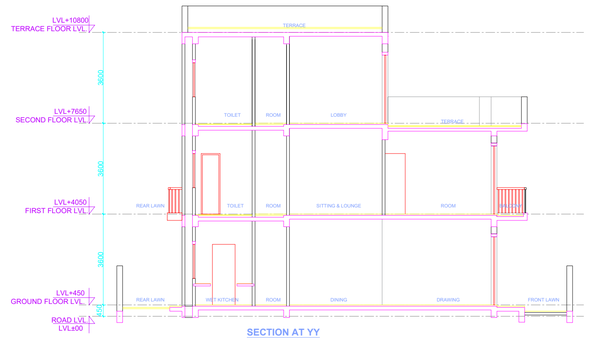


FIRST FLOOR FAR AREA DIAGRAM

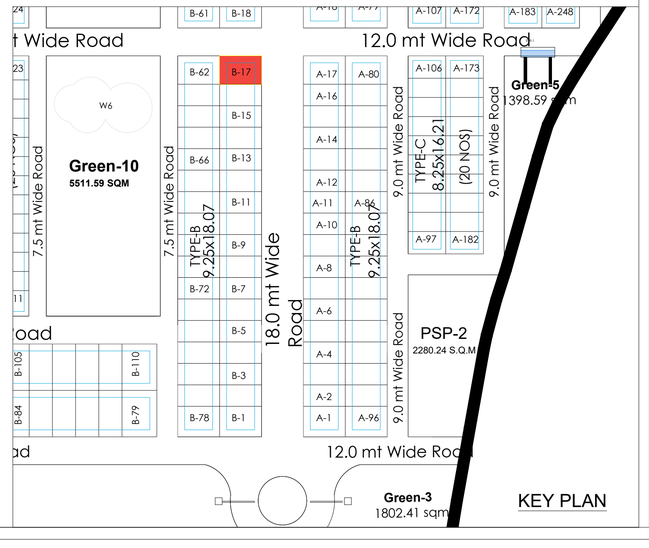


GROUND FLOOR FAR AREA DIAGRAM

AREA STATEMENT			
	DESCRIPTION	DETAILS	
S. No.		No./(%)	(sq.m.)
1	PLOT AREA	100	221.36
2	PERMISSIBLE GROUND COVERAGE(65%OF PLOT AREA)	65%	143.88
3	PERMISSIBLE FAR	1.75	387.37
	ACHIEVED AREAS		
4	GROUND COVERAGE	48.83%	108.09
5	GROUND FLOOR FAR	0.49	108.09
6	FIRST FLOOR FAR	0.47	104.26
7	SECOND FLOOR FAR	0.32	70.9
8	TOTAL ACHIEVED FAR	1.28	283.25



SECTION AT YY



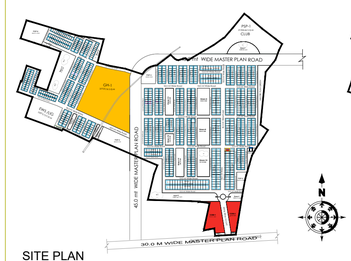
KEY PLAN

This drawing is a "COPYRIGHT" contents of this drawing or part thereof may not be used or reproduced without the permission of the Architect

NORTH

PROPOSED VILLA (9.250MX18.070M) AT INTEGRATED TOWNSHIP, OMAXE ETERNITY-2, VRINDAVAN, MATHURA , UP

DOOR WINDOW SCHDULE						
S.NO.	TAG	WIDTH	HEIGHT	CILL	LINTEL	REMARK
1	D1	1000	2400	0	2400	
2	D2	900	2400	0	2400	
3	D3	750	2400	0	2400	
4	SD1	3050	2700	0	2700	
5	SD2	2400	2700	0	2700	
6	SD3	2200	2700	0	2700	
7	SD4	1800	2700	0	2700	
8	D/W	1950	2700	450	2700	
9	DW1	2300	2700	450	2700	
10	W1	2100	2250	450	2700	
11	W2	1350	2250	450	2700	
12	W3	2100	2250	450	2700	
13	W4	1800	2250	450	2700	
14	V1	600	1200	1500	2700	



RERA BOUNDARY :198707.33 SQM/49.10 ACRE

PROPOSED VILLA

मधेरा

LAYOUT PLAN